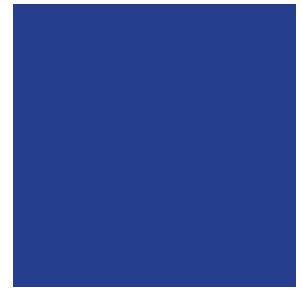


# Aberdeen I-95 Area Land Use Study



## What is the Aberdeen I-95 Area Land Use Study?

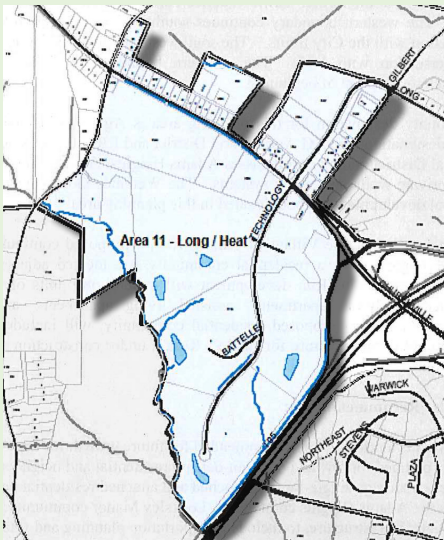
The Aberdeen I-95 Area Land Use Study is a long-range master planning document to guide future growth and development of three Planning Areas north of Interstate 95: Planning Area - 11 Long / HEAT, Integrated Business District, and Planning Area 10 - Gilbert. The three Planning Areas are part of the city's growth strategy documented in the Comprehensive Plan and described below. The Land Use Study will:

- Guide realistic development opportunities based on an assessment of market demand
- Promote development that creates quality and sense of place
- Respect natural and cultural resources and existing development
- Reflect community aspirations and needs
- Provide a roadmap for implementation

### This Study will consider:

- Land Use Planning
- Placemaking
- Vehicular and Pedestrian Circulation
- Public Spaces
- Design Guidelines
- Market Feasibility
- Community Gateway Improvements
- Implementation

### Planning Area 11 - Long / HEAT

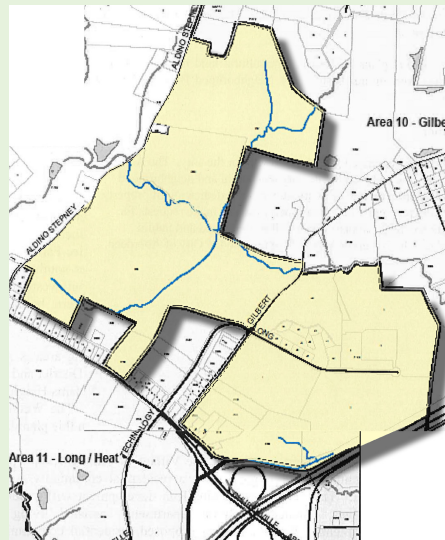


**Location:** Northwest of the I-95 and Route 22 interchange

**Existing Development:** Single Family Residential, HEAT Center, Battelle, and Aberdeen Technology Park, Park and Ride, Baker Cemetery

**Proposed Use:** Research and Development, Office, and Mixed Use

### Integrated Business District

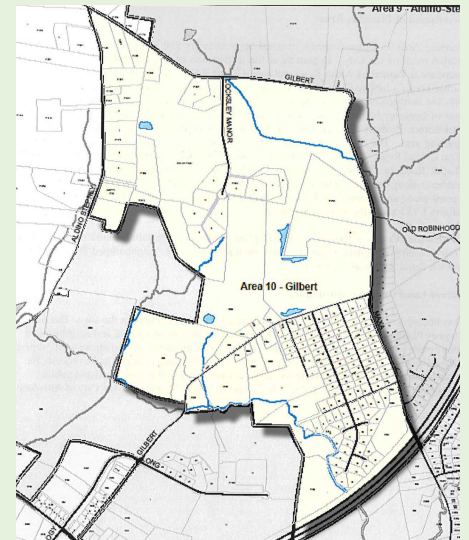


**Location:** Northeast of the I-95 and Route 22 interchange

**Existing Development:** Single and Multi-Family Residential, Ripken Stadium/ Cal Ripken Sr Yard, Marriott hotel, Office

**Proposed Use:** Residential, Recreational, Educational, Retail, Entertainment, and other Commercial Uses

### Planning Area 10 - Gilbert



**Location:** East of and adjacent to the Integrated Business District

**Existing Development:** Single Family Residential and Wetlands Golf Course

**Proposed Use:** Low- and Medium-Density Residential and Neighborhood Commercial

# Aberdeen I-95 Area Land Use Study

## Why Plan for Future Growth?

Managing future growth is necessary to attract high quality businesses and jobs, protect natural resources, promote high quality design of public spaces, provide for community amenities including parks and schools, and provide for public safety and municipal services – all of which contribute to the quality of life that Aberdeen residents have come to expect.

## What is the Process?

Phase	Task
1.	<b>Data Collection and Assessment</b> Review of existing plans, regulations, demographics and market conditions to develop a thorough understanding of each Planning Area and the potential for future development.
2.	<b>Community Vision and Direction</b> Gather information from the community, including current and future issues and concerns, opportunities, and what community assets should be preserved and enhanced into the future.
3.	<b>Land Use Alternatives Development</b> Develop land use alternatives that reflect aspects and features most desirable by the community. These will be integrated into one preferred alternative that will become the Master Plan.
4.	<b>Draft Master Plan</b> Develop the Draft Master Plan from the preferred land use alternative and present to the City Staff for review and refinement. The Draft Plan will be posted on the City website for public review and comment.
5.	<b>Final Master Plan</b> Incorporate comments on the Draft Master Plan to create the Final Master Plan, which will be presented to City for acceptance.

## How Can You Stay Involved?

City residents, business owners, property owners, and neighborhood organizations have an incredible opportunity to shape the future of their community. Take advantage of this opportunity to help shape the future of Aberdeen by sharing your ideas, expressing your goals, and providing input. You can provide your support by attending the Public Workshops and providing comments on the Draft Master Plan.

**For More Information, contact:**

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